



## PLANNING & ZONING REPORT

### Zoning Board of Appeals Meeting of June 22, 2022

File # 026-22

**APPLICANT:** Emily Klonicki

**LOCATION:** 715 North Madison Street

**REQUESTED ACTION:** A Special Use Permit for a Mural on a building in a C-4, Urban Mixed-Use Zoning District.

**EXISTING USE:** Office building & Contractor's shop

**PROPOSED USES:** Office building & Contractors shop

**DIMENSIONS:** 121' x 155.10      **SQUARE FOOTAGE:** 18,767.10 sq. ft.

#### ADJACENT ZONING AND LAND USES:

NORTH:	C-4	Springfield Electric, Vacant lot
EAST:	R-1	Single-family residences
SOUTH:	R-1, C-4	Single-family residence, Vacant commercial
WEST:	C-4	Urban Farmgirl, Cascade Countertops

**YEAR 2020 PLAN:** CD      Mixed-Use

**SOILS REPORT:** No soils report on file.

**HISTORY:** **File #025-21:** A Special Use Permit for a Mural in a C-4, Urban Mixed-Use Zoning District was approved on August 3, 2021 for the property located at 765 North Madison Street. This is north of the subject property.

**File # 018-21:** A Special Use Permit for Mural on a building in a C-4, Urban Mixed-Use Zoning District was approved on June 9, 2021 for the property located at 509 East State Street. This property is located six (6) blocks southeast of the subject property.

**File #028-18:** A Special Use Permit for murals on a building in a C-4, Urban Mixed-Use Zoning District was approved on September 6, 2018 for the property located at 331 East State Street. This property is located four (4) blocks south of the subject property.

**REVIEW COMMENTS:** The Applicant is requesting a Special Use Permit for a Mural on a building in a C-4, Urban Mixed-Use Zoning District. Exhibit A shows that the subject property is located on the east side of North Madison Street. The subject property is mostly surrounded by commercial uses (Exhibit B & C).

The Applicant, in conjunction aspiring artists from our school system, is proposing a Special Use Permit to allow a mural. Within Section 51-010 of

the Zoning Ordinance it states, "murals are allowed in the C-4 District by means of a Special Use Permit provided that positive findings of fact are made by City Council."

The artist who will lead this project is Eddaviel. Exhibit D shows examples of the artist's work. The artist will be working in collaboration with local schoolchildren in painting this mural as was done on the building to the north of this site last year. The building wall is exposed on the north and south side and visible from both directions on North Madison Street.

This mural will further enhance our community just like the CRE8IV program has enhanced our downtown and is now morphing into other corridors like the South Main and North Main Street corridors. Murals continue to be a growing trend and have a positive effect to the community. This project specifically is allowing our local schoolchildren the opportunity to work with a professional artist, increase their knowledge and experience with art along with gaining technical abilities. This project further promotes public art and enhances our city for its residents and visitors.

Exhibit E is the service calls in the last two (2) years. There was a total of one call. The reported offense is suspicious person.

Staff feels that this mural will enhance the surrounding area and feels the Applicant's proposed request is reasonable and recommends approval.

**RECOMMENDATION:** Staff recommends **APPROVAL** of a Special Use Permit for a Mural on a building in a C-4, Urban Mixed-Use Zoning District, subject to the following conditions:

1. Submittal of mural elevation and placement of mural on building for staff's review and approval prior to installation.
2. A sign permit shall be required including an illustration of the proposed artwork shall be submitted with the permit application.
3. The mural panels may not consist of a vinyl banner material within a frame.
4. The mural must be maintained to meet code.

See attached findings of fact.

SC: BM 06/13/2022

**FINDINGS OF FACT FOR APPROVAL OF A  
SPECIAL USE PERMIT FOR A MURAL ON A BUILDING  
IN A C-4, URBAN MIXED-USE ZONING DISTRICT  
LOCATED AT 715 NORTH MADISON STREET**

**Approval** of this Special Use Permit is based upon the following findings:

1. The establishment, maintenance, or operation of the Special Use Permit will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare of the community.
2. The Special Use Permit will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, and will not substantially diminish or impair property values within the neighborhood.
3. The establishment of the special use will not impede the normal or orderly development and improvement of the surrounding property for uses permitted in the district.
4. Adequate utilities, access roads, drainage and/or necessary facilities have been, are being, or will be provided.
5. Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.
6. The special use shall conform to the applicable regulations of the C-4 District in which it is located.

Exhibit A  
715 North Madison Street  
SUP  
#026-22



MADISON

OLIVE

1ST

2ND





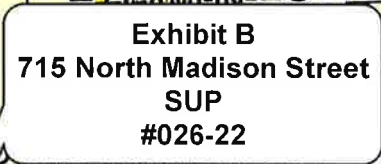




Exhibit C  
715 North Madison Street  
SUP  
#026-22







# Artist Eddavie I

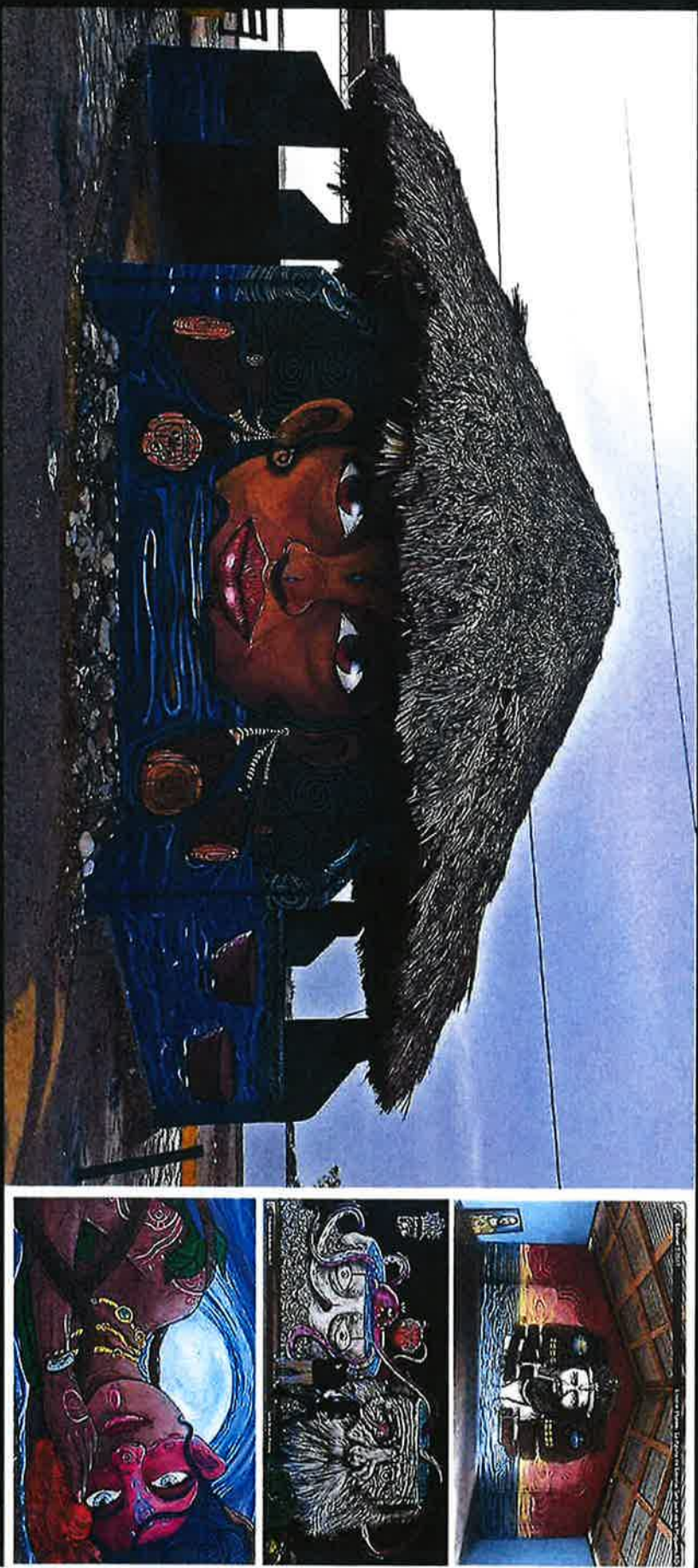
Exhibit D

715 North Madison Street

SUP

#026-22





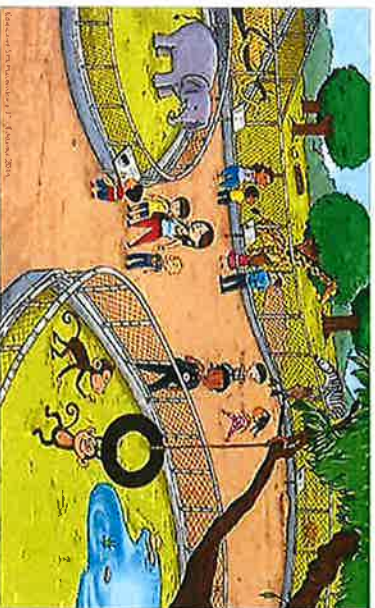
# Examples Past Work





# Examples Past Work





# Examples Past Work